



549 King Edward Street West, Winnipeg, Manitoba

Prime Industrial/Showroom on Busy Thoroughfare

For Lease





Property Details

+/- 6,030 sq. ft.

UNIT SIZE

\$11.95/sq. ft.

NET LEASE RATE

\$4.69/sq. ft.

ADDITIONAL RENT (EST. 2024)

1 - Dock Door

LOADING

M1 - Light Manufacturing

ZONING

Features

- Well-maintained move-in ready unit, with flexible configuration making the unit well-suited for various industrial uses, including warehousing, manufacturing, or showroom purposes
- Features dock loading capabilities, providing ease of access for shipping and receiving, enhancing operational efficiency for tenants
- Prime location situated in the heart of Winnipeg's St. James industrial hub, the property offers excellent access to major transportation routes and nearby amenities, including the Winnipeg International Airport, making it an ideal location for distribution and logistics



Highlights



Prominently

LOCATED ON
KING EDWARD STREET



Excellent

BUILDING & PYLON
SIGNAGE OPPORTUNITIES



Access

TO PUBLIC TRANSIT



On-site

PARKING AVAILABLE

For Lease



549 King Edward Street West, Winnipeg, Manitoba
[iciproperties.com](https://www.iciproperties.com)





Connect with us today!

iciproperties.com

Tyson Preisentanz*
SENIOR VICE PRESIDENT

Jared Kushner*
VICE PRESIDENT

tpreisentanz@iciproperties.com
204-782-6183

jkushner@iciproperties.com
204-294-1087

DISCLAIMER Information herein has been obtained from sources deemed reliable; however, neither the Vendor/Landlord nor ICI Properties guarantees, warrants, or represents, expressly or impliedly, its completeness or accuracy. Projections, opinions, assumptions, or estimates, if any, are provided as examples only and may differ materially from actual results. Purchasers and tenants are responsible for conducting their own due diligence. The property may be withdrawn without notice. Neither the Vendor/Landlord nor ICI Properties assumes liability for any loss or damage arising from reliance on this information. If the recipient has executed a confidentiality agreement related to this matter, such information is subject to its terms. ©2025 ICI Properties. All rights reserved.

*Services provided by 2023 Tyson Preisentanz Personal Real Estate Corporation *Services provided by Jared Kushner Personal Real Estate Corporation

For Lease



549 King Edward Street West, Winnipeg, Manitoba
iciproperties.com